



NOVEMBER 2012

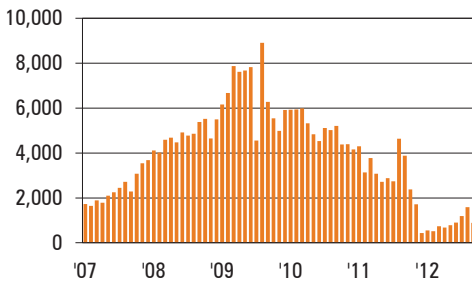
CITY OF LAS VEGAS

MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

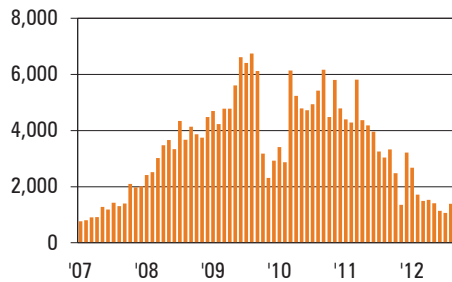
KEY TRENDS

- An estimated 234 notices of default were reported in the City of Las Vegas in September 2012. Over the last year, the total has declined 78.6 percent, largely due to intervention measures such as Assembly Bill 284.
- Approximately 176 of the 624 foreclosures (28.2 percent) that took place in the valley were in the City of Las Vegas. The latest month represents a decline of 18.1 percent from the previous month and 66.4 percent from a year ago.
- REO sales totaled 163 housing units in the City of Las Vegas, down 25.6 percent compared to last month. The City of Las Vegas reported a median sale price of \$110,000, which is 10.6-percent less than the valley-wide average of \$123,000.

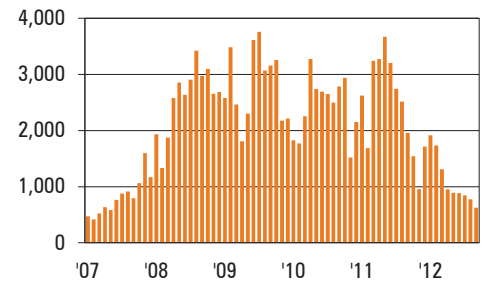
CLARK COUNTY
Notices of Default



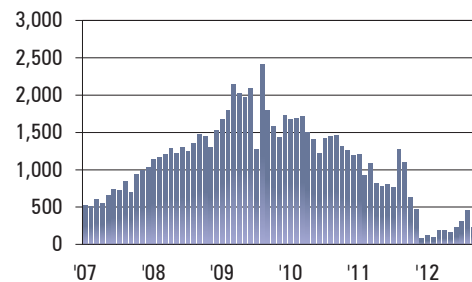
CLARK COUNTY
Notices of Trustee Sale



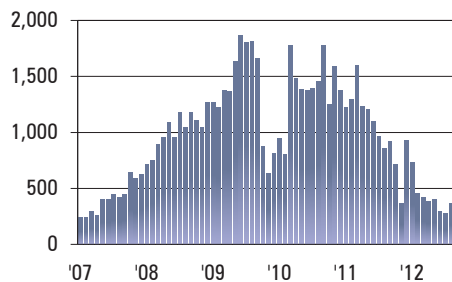
CLARK COUNTY
Trustee Deeds (Foreclosure)



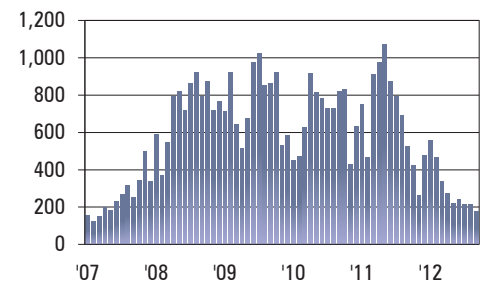
CITY OF LAS VEGAS
Notices of Default



CITY OF LAS VEGAS
Notices of Trustee Sale



CITY OF LAS VEGAS
Trustee Deeds (Foreclosure)



SOUTHERN NEVADA FORECLOSURE RANKINGS	Housing Units ¹	Notices of Default ²			Notice of Trustee Sales ³			Trustee Deeds (Foreclosures) ⁴		
		Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units
City of Las Vegas - Ward 1	23,935	25	371	16	34	770	32	22	524	22
City of Las Vegas - Ward 2	33,844	29	481	14	34	851	25	36	614	18
City of Las Vegas - Ward 3	21,760	26	307	14	21	589	27	16	429	20
City of Las Vegas - Ward 4	39,282	36	627	16	65	998	25	28	665	17
City of Las Vegas - Ward 5	23,449	30	377	16	35	762	32	25	532	23
City of Las Vegas - Ward 6	43,498	88	1,000	23	99	1,652	38	49	1,104	25
CITY OF LAS VEGAS TOTAL	185,768	234	3,163	17	288	5,622	30	176	3,868	21
Balance of Clark County	460,948	653	9,199	20	734	14,857	32	448	10,283	22
CLARK COUNTY TOTAL	646,716	887	12,362	19	1,022	20,479	32	624	14,151	22

[1] Number of Housing Units – The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares), *Clark County Assessor and Clark County Comprehensive Planning*; [2] Foreclosure Notices of Default – The count of notices of default, breaches, lis pendens; not all filings/notices result in foreclosure transactions, *Clark County Recorder Office and Applied Analysis*; [3] Foreclosure Notice of Trustee Sale – The count of notices of trustee sale, notice of foreclosure sale; not all filings/notices result in foreclosure transactions, *Clark County Recorder Office and Applied Analysis*; [4] Trustee Deed (Foreclosure) Transactions – The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession, *Clark County Recorder Office, Clark County Assessor's Office and Applied Analysis*.